

VICINITY MAP

**Site Development Data:**

Acreage: +/- 8.95 AC  
 Tax Parcel: 043-085-15  
 Existing Zoning: I-1  
 Proposed Zoning: I-2(CD)  
 Existing Uses: Industrial Use  
 Proposed Uses: Industrial uses allowable within the I-2 (CD) district

**General Provisions:**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**Purpose:**

The purpose of this Rezoning application is to provide for the continued use of an industrial tract of land adjoining West W.T.Harris Blvd.. The site would be used for any use that is allowed in the I-1 district and for limited uses in the I-2 district including a contractor's office and storage yard. To achieve this purpose, the application seeks the rezoning of the site to the I-2 district as a conditional district (I-2 (CD)).

**Permitted Uses:**

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district and for a contractor's office and storage yard as permitted in the I-2 district.

**Transportation:**

- The site will have access to an existing private driveway that serves the site and other sites in the area.
- Parking areas are allowed anywhere within the building and parking envelope as generally depicted on the concept plan for the site.
- The Petitioner will dedicate and convey the fee simple interest any right-of way along the property frontage that does not already comply with adopted City standards before the site's first new building certificate of occupancy is issued.

**Architectural Standards:**

Reserved.

**Streetscape and Landscaping:**

The Petitioner will install or preserve a landscape screen along the front of the site to screen outdoor storage areas from Harris Blvd. in accordance with Section 12.303 of the Ordinance. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery.

**Environmental Features:**

The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets that adjoin the site if any are present.

The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

**Parks, Greenways, and Open Space:**

Reserved.

**Fire Protection:**

Reserved.

**Signage:**

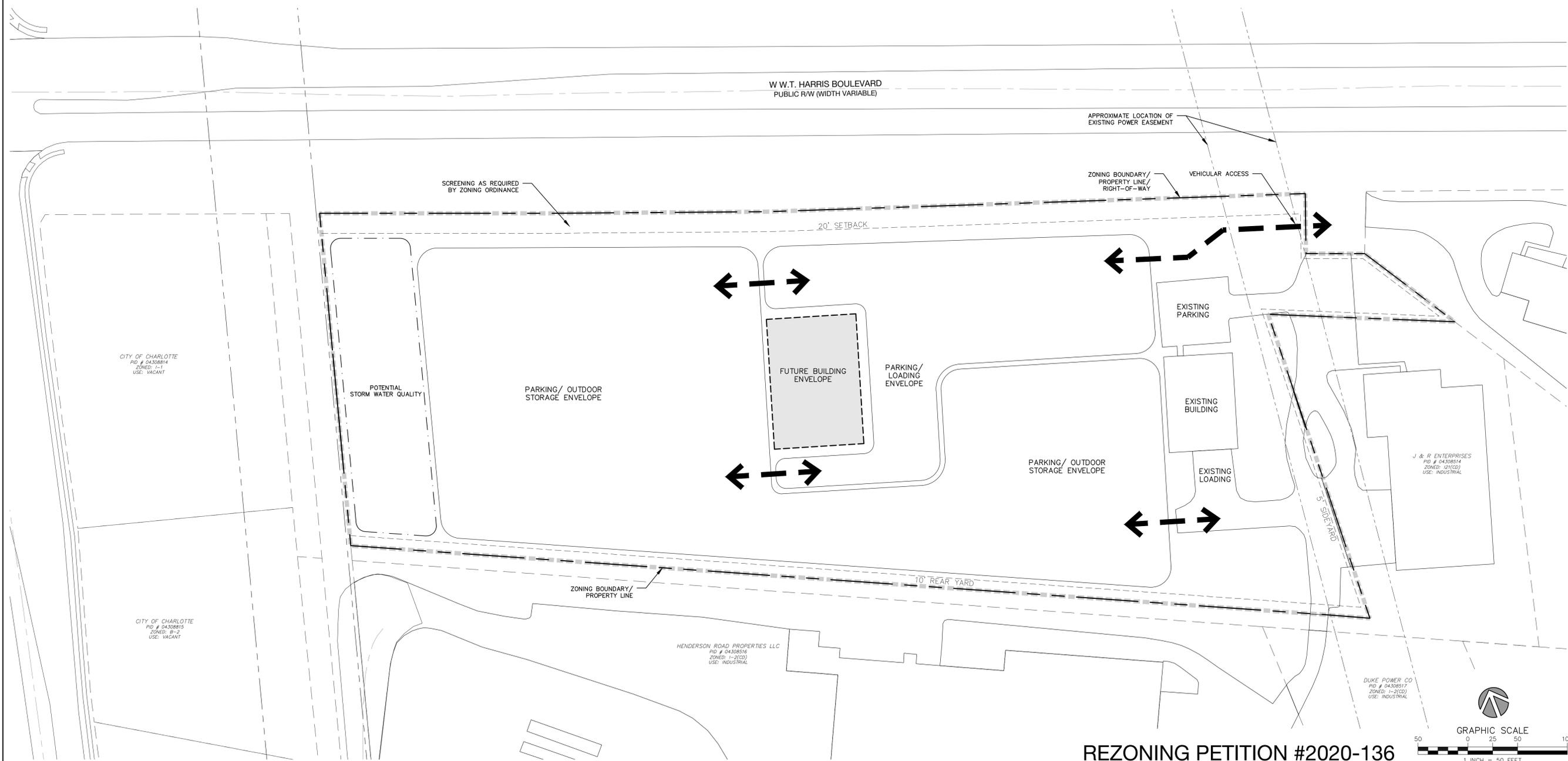
Reserved.

**Lighting:**

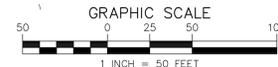
New freestanding lighting will be limited to 30' in height but none will be permitted to be installed within 100' of any property used or zoned for residential uses and must be inwardly directed. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed.

**Phasing:**

Reserved.



REZONING PETITION #2020-136



**URBAN  
DESIGN  
PARTNERS**

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Scaffolding Solutions

5311 W.W.T. Harris

Rezoning Plan

5311 W.W.T. Harris Blvd. Charlotte, NC 28269

NO. DATE: BY: REVISIONS:

Project No: 20-093  
 Date: 09.09.2020  
 Designed By: UDP  
 Checked By: UDP  
 Sheet No:

**RZ-1.0**